



14 Buckingham Way  
Stratford-upon-Avon | Warwickshire | CV37 0RJ

FINE & COUNTRY

14 BUCKINGHAM WAY

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Modern detached five-bedroom family home, close to town, which is beautifully presented throughout. There is an office/studio above the detached double garage, ample parking and a landscaped garden with lovely views beyond.

#### Accommodation Summary

The spacious hallway opens to all the principal living rooms. There is a snug/study, large sitting room with stone fireplace and superb kitchen/dining/family room which runs along the whole rear of the house. From here are bi-folding doors opening to the patio and garden.

The kitchen is beautifully fitted and includes, double ovens, microwave, coffee machine, hob, fridge and freezer, wine fridge and dishwasher. There is a centre island and Corian work tops.

The separate utility room provides access to the side.























On the first floor are five bedrooms, two with en-suites, and a family bathroom. The four double rooms all have built in wardrobes.

The detached double garage has a very useful room above it with a shower room and small kitchen space. Currently used as an office.



















#### Outside

The front drive provides plenty of parking and gives access to the detached double garage.

The rear garden has been landscaped and is mainly laid to lawn. It is very private and enjoys superb open countryside views.

#### Location

Just over 1 mile from Stratford-upon-Avon town centre Stratford Parkway. 3 minute drive or 10 minute walk.

A46 for access to the motorway network. 2 minutes.

(All times and distances are approximate)





## STRATFORD-UPON-AVON

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The enchanting town of Stratford-upon-Avon is a popular tourist destination owing to its status as birthplace of the playwright and poet William Shakespeare with visitors from all over the world. The Royal Shakespeare Company resides in Stratford's Royal Shakespeare Theatre, one of Britain's most important cultural venues. The town itself has many buildings that have survived over the years and would have been familiar to Shakespeare. It also offers a thriving community offering a wide variety of leisure, dining and shopping experiences.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon.

Stratford-upon-Avon and Stratford-upon-Avon Parkway train stations offer direct services to London, Birmingham, Warwick, Warwick Parkway and Leamington Spa. There is also a coach station. Warwick Parkway, Leamington Spa, Honeybourne and Banbury also offer direct rail services to London and Birmingham. The central position of Stratford-upon-Avon makes it an ideal location for commuting to the entire country with easy access to the Fosse Way, M40, M42, M1 and M6. Leamington Spa is just twelve miles away and Banbury only twenty miles away. Birmingham International Airport is just twenty six miles away.









#### Services

Mains gas, drainage, water and electricity.  
NHBC guarantee still in place.

#### Local Authority

Stratford-on-Avon District Council.

#### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01789 332600.

#### Website

For more information visit [www.fineandcountry.com/uk/stratford-upon-avon](http://www.fineandcountry.com/uk/stratford-upon-avon)

#### Opening Hours

Monday to Friday	.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	Appointments by arrangement

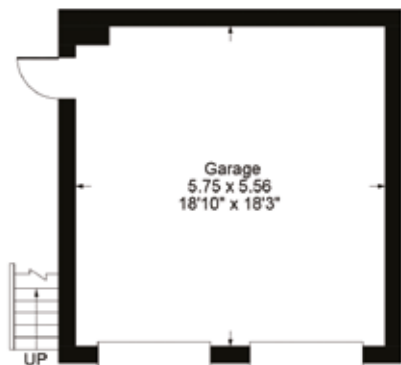
#### Directions

Leave Stratford-upon-Avon on the Birmingham road. After approximately 1 mile turn right onto Buckingham Way. Keep left and go through the brick pillars into the private drive.

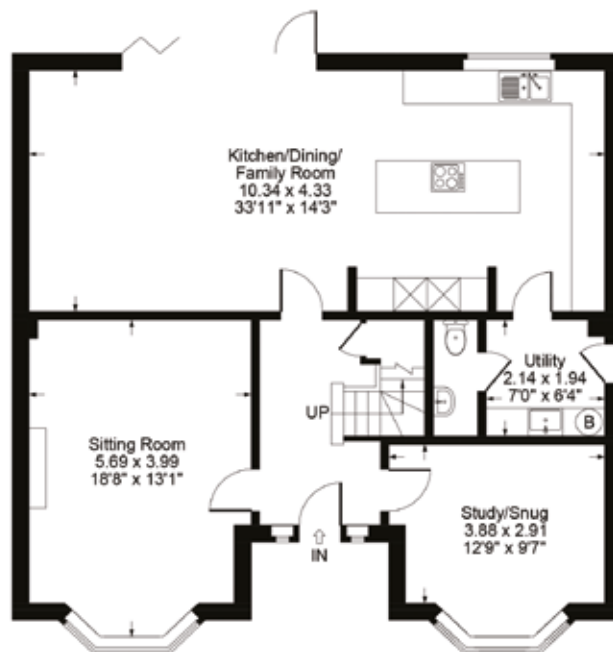




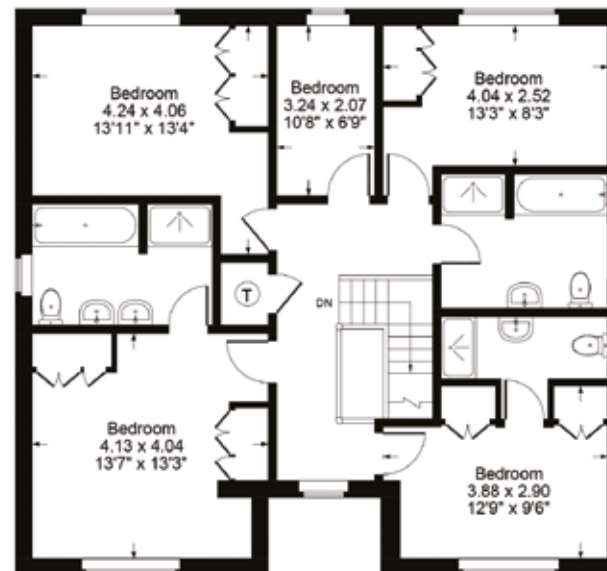
Office



Garage



Ground Floor



First Floor

Approximate Gross Internal Area = 190.30 sq m / 2048.70 sq ft  
 Garage = 31.97 sq m / 344.10 sq ft  
 Office = 26.16 sq m / 281.50 sq ft  
 Total Area = 248.43 sq m / 2674.30 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.







# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country

Tel: +44 (0)1789 332 600

[stratford@fineandcountry.com](mailto:stratford@fineandcountry.com)

5b Chapel Street, Stratford-upon-Avon, Warwickshire CV37 6EP

